

EXHIBIT

METES AND BOUNDS DESCRIPTION

VA-009-020

BEING a 0.092 acre tract of land situated in the City of Fort Worth, Tarrant County, Texas, in the J. N. Ellis Survey, Abstract Number 463, being part of a 15 foot wide alley as shown on the plat of Hemphill Heights Addition, an addition to the City of Fort Worth recorded in Volume 106, Page 109 of the Plat Records of Tarrant County, Texas, said 0.092 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch found iron rod at the intersection of the east right-of-way line of Jennings Avenue (60 feet wide) and the north right-of-way line of said 15 foot wide alley for the southwest corner of Lot 1, Block 5, said Hemphill Heights Addition;

THENCE North 89 degrees 26 minutes 50 seconds East, along the north right-of-way line of said 15 foot wide alley and the south line of Lots 1, 2, 3, 4, and 5, Block 5, of said Hemphill Heights Addition, a distance of 264.14 feet to the intersection of the westerly right-of-way line of an alley (12 feet wide) and the north right-of-way line of said 15 feet wide alley, for the southeast corner of said Lot 5, Block 5, Hemphill Heights Addition;

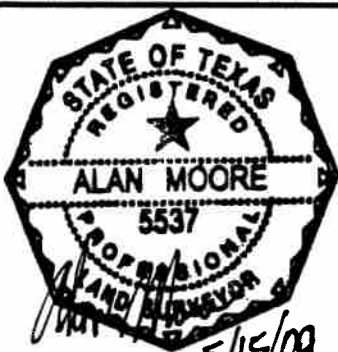
THENCE South 14 degrees 49 minutes 28 seconds East, along the westerly right-of-way line of said 12 foot wide alley and the east right-of-way line of said 15 foot wide alley, a distance of 15.48 feet to the intersection of the west right-of-way line of said 12 foot wide alley and the south right-of-way line of said 15 foot wide alley for the northeast corner of Lot 6, Block 5, said Hemphill Heights Addition;

THENCE South 89 degrees 26 minutes 50 seconds West, along the south right-of-way line of said 15 foot wide alley and along the north line of Lots 6, 7, 8, 9, and 10, Block 5, said Hemphill Heights Addition, a distance of 267.96 feet to a 5/8 inch found iron rod for the intersection of the south right-of-way line of said 15 foot wide alley with the east right-of-way line of said Jennings Avenue;

THENCE North 00 degrees 33 minutes 10 seconds West, along the east right-of-way line of said Jennings Avenue and the west right-of-way line of said 15 foot wide alley, a distance of 15.00 feet to the POINT OF BEGINNING and containing a computed area of 0.092 acres (3,991 square feet) of land.

NOTE: The bearings recited herein are based upon the Texas Coordinate System of 1983, North Central Zone.

Page 1 of 2



DUNAWAY

1501 Menimac Circle • Suite 100 • Fort Worth, TX 76107
Tel: 817-335-1121 • Fax: 817-335-7437

A plat of even date accompanies
this metes and bounds description

May, 2009

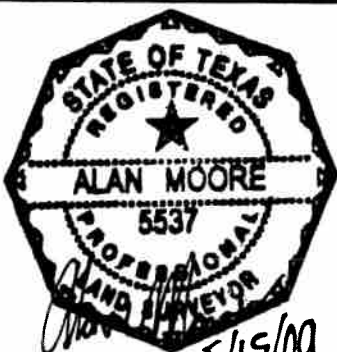
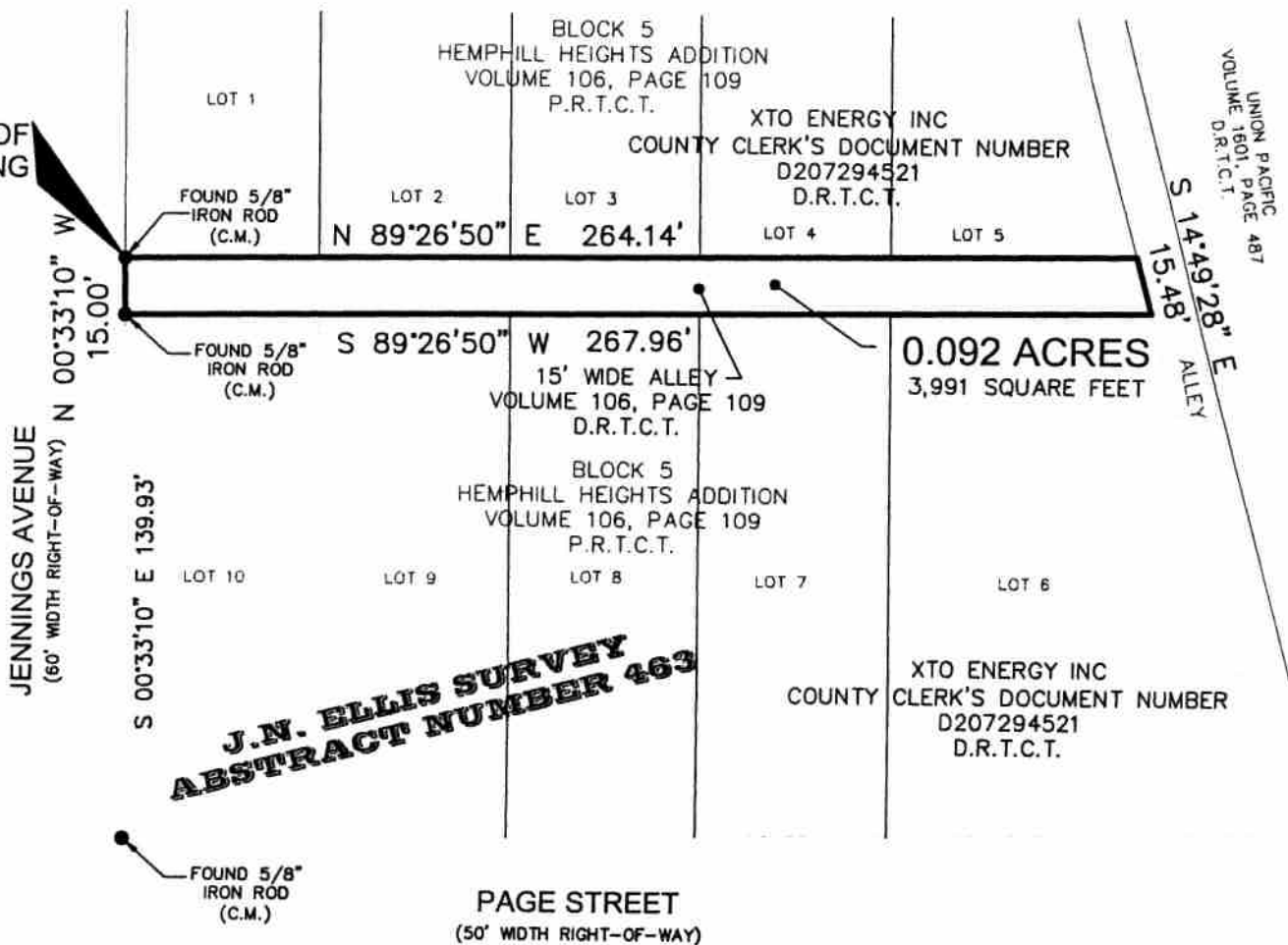
ALLEY VACATION

RAMSEY STREET
HEMPHILL HEIGHTS ADDITION
VOLUME 106, PAGE 109

CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

2000000 17

VA-009-020

POINT OF
BEGINNING

1501 Merimac Circle • Suite 100 • Fort Worth, TX 76107
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May, 2009

ALLEY VACATION

HEMPHILL HEIGHTS ADDITION
VOLUME 106, PAGE 109

CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

EXHIBIT

METES AND BOUNDS DESCRIPTION

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BEING a 0.090 acre tract of land situated in the City of Fort Worth, Tarrant County, Texas, in the J. N. Ellis Survey, Abstract Number 463, being part of a 15 foot wide alley as shown on the plat of Hemphill Heights Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 106, Page 109 of the Plat Records of Tarrant County, Texas, said 0.090 acre tract of land being more particularly described as follows:

COMMENCING at an "X" found in concrete at the intersection of the north right-of-way line of Page Street (50 feet wide) with the easterly right-of-way line of an alley (12 feet wide) as shown on said plat of Hemphill Heights Addition, for the southwest corner of Lot 10, Block 2, said Hemphill Heights Addition, from which a 5/8 inch found iron rod at the intersection of the west right-of-way line of Jennings Avenue (60 feet wide) with the north right-of-way line of said Page Street for the southeast corner of Lot 5, Block 2, said Hemphill Heights Addition bears North 89 degrees 21 minutes 05 seconds East, a distance of 348.81 feet;

THENCE North 30 degrees 23 minutes 19 seconds East, along the easterly right-of-way line of said 12 foot wide alley and the west line of said Lot 10, Block 2, Hemphill Heights Addition, a distance of 163.95 feet to the intersection of the easterly right-of-way line of said 12 foot wide alley with the south line of said 15 foot wide alley, said point being the northwest corner of said Lot 10, Block 2, Hemphill Heights Addition and being the POINT OF BEGINNING;

THENCE North 30 degrees 23 minutes 19 seconds East, continuing along the easterly right-of-way line of said 12 foot wide alley and along the westerly line of said 15 foot wide alley, a distance of 17.49 feet to the intersection of the north right-of-way line of said 15 foot wide alley with the easterly right-of-way line of said 12 foot wide alley as shown on said plat of Hemphill Heights Addition, for the southwest corner of Lot 1, Block 2, said Hemphill Heights Addition;

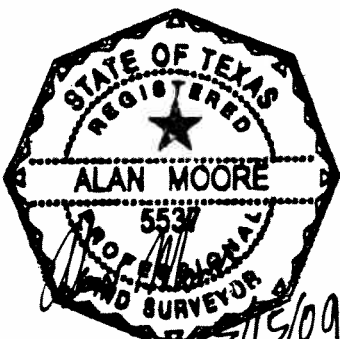
THENCE North 89 degrees 26 minutes 50 seconds East, along the north right-of-way line of said 15 foot wide alley and the south line of Lots 1, 2, 3, and 4, Block 2, said Hemphill Heights Addition, a distance of 255.52 feet to the intersection of the north right-of-way line of said 15 foot wide alley with the west right-of-way line of Jennings Avenue (60 feet wide), said point being the southeast corner of said Lot 4, Block 2, Hemphill Heights Addition;

THENCE South 00 degrees 33 minutes 10 seconds East, along the west right-of-way line of said Jennings Avenue, a distance of 15.00 feet to the intersection of the west right-of-way line of said Jennings Avenue with the south right-of-way line of said 15 foot wide alley, for the northeast corner of Lot 5, Block 2, said Hemphill Heights Addition;

THENCE South 89 degrees 26 minutes 50 seconds West, along the south right-of-way line of said 15 foot wide alley and along the north line of Lots 5, 6, 7, 8, 9, and 10, Block 2, said Hemphill Heights Addition, a distance of 264.51 feet to the POINT OF BEGINNING and containing a computed area of 0.090 acres (3,900 square feet) of land.

NOTE: The bearings recited herein are based upon the Texas Coordinate System of 1983, North Central Zone.

Page 1 of 2



DUNAWAY

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A plat of even date accompanies
this metes and bounds description

May, 2009

ALLEY VACATION

HEMPHILL HEIGHTS ADDITION
VOLUME 106, PAGE 109

CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

EXHIBIT

VA-009-020

**J.N. ELLIS SURVEY
ABSTRACT
NUMBER 463**

SCALE : 1" = 60'



POINT OF
BEGINNING

BN&SF RAILWAY
COMPANY
VOLUME R, PAGE 535
D.R.T.C.T.

POINT OF
COMMENCING

FOUND "X"
(C.M.)

N30°23'19"E
17.49'

163.95' ALLEY

15' WIDE ALLEY
VOLUME 106, PAGE 109
D.R.T.C.T.

XTO ENERGY INC
COUNTY CLERK'S DOCUMENT NUMBER
D207294521
D.R.T.C.T.

BLOCK 2
HEMPHILL HEIGHTS ADDITION
VOLUME 106, PAGE 109
P.R.T.C.T.

LOT 1

LOT 2

LOT 3

LOT 4

N 89°26'50" E 255.52'

S 89°26'50" W 264.51'

0.090 ACRES
3,900 SQUARE FEET

BLOCK 2
HEMPHILL HEIGHTS ADDITION
VOLUME 106, PAGE 109
P.R.T.C.T.

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

XTO ENERGY INC
COUNTY CLERK'S DOCUMENT NUMBER
D207294521
D.R.T.C.T.

N 89°21'05" E 348.81'

PAGE STREET

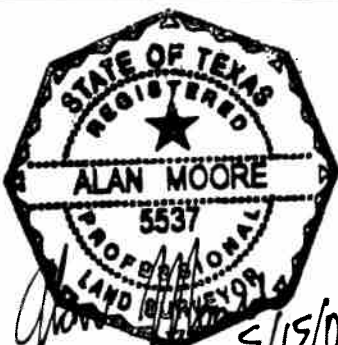
(50' WIDTH RIGHT-OF-WAY)

FOUND 5/8"
IRON ROD
(C.M.)

S00°33'10"E
15.00'

JENNINGS AVENUE
(60' WIDTH RIGHT-OF-WAY)

Page 2 of 2



DUNAWAY
1501 Mainmac Circle • Suite 100 • Fort Worth, TX 76107
Tel: 817-336-1121 • Fax: 817-336-7437

*A metes and bounds description
of even date accompanies this
drawing.*

May. 2009

ALLEY VACATION

HEMPHILL HEIGHTS ADDITION
VOLUME 106, PAGE 109

CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

EXHIBIT

METES AND BOUNDS DESCRIPTION

VA-009-020

BEING a 0.180 acre tract of land situated in the City of Fort Worth, Tarrant County, Texas, in the J. N. Ellis Survey, Abstract Number 463, being part of Ramsey Street (50 feet wide) as shown on the plat of Hemphill Heights Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 106, Page 109 of the Plat Records of Tarrant County, Texas, said 0.180 acre tract of land being more particularly described as follows:

BEGINNING at a "Y" found in concrete at the intersection of the north right-of-way line of said Ramsey Street with the easterly right-of-way line of an alley (12 feet wide) as shown on said plat of Hemphill Heights, for the southwest corner of Lot 3, Block 1, said Hemphill Heights Addition, from which a "X" found in concrete at the intersection of the easterly right-of-way line of said 12 foot alley with the north right-of-way line of Page Street (50 feet wide) bears South 30 degrees 23 minutes 19 seconds West, a distance of 403.01 feet;

THENCE North 89 degrees 26 minutes 50 seconds East, along the north right-of-way line of said Ramsey Street and the south line of said Lot 3, Block 1, Hemphill Heights Addition, a distance of 141.59 feet to the intersection of the north right-of-way line of said Ramsey Street with the west right-of-way line of Jennings Avenue (60 feet wide), said point being the southeast corner of said Lot 3, Block 1, Hemphill Heights Addition;

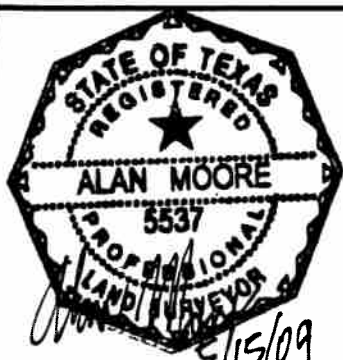
THENCE South 00 degrees 33 minutes 10 seconds East, along the west right-of-way line of said Jennings Avenue, a distance of 50.00 feet to a 5/8 inch found iron rod at the intersection of the west right-of-way line of said Jennings Avenue with the south right-of-way line of said Ramsey Street, for the northeast corner of Lot 4, Block 2, said Hemphill Heights Addition;

THENCE South 89 degrees 26 minutes 50 seconds West, along the south right-of-way line of said Ramsey Street and along the north line of said Block 2, Hemphill Heights Addition, a distance of 171.57 feet to the intersection of the south right-of-way line of said Ramsey Street with the easterly right-of-way line of said alley;

THENCE North 30 degrees 23 minutes 19 seconds East, along the easterly right-of-way line of said alley, a distance of 58.30 feet to the POINT OF BEGINNING and containing a computed area of 0.180 acres (7,829 square feet) of land.

NOTE: The bearings recited herein are based upon the Texas Coordinate System of 1983, North Central Zone.

Page 1 of 2


DUNAWAY

1501 Merimac Circle • Suite 100 • Fort Worth, TX 76107
Tel: 817-335-1121 • Fax: 817-335-7437

A plat of even date accompanies
this metes and bounds description

May, 2009

STREET VACATION

RAMSEY STREET
HEMPHILL HEIGHTS ADDITION
VOLUME 106, PAGE 109

CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

EXHIBIT

VA-009-020



SCALE : 1" = 60'

POINT OF BEGINNING
FOUND "Y"
(C.M.)

BN&SF RAILWAY
COMPANY
VOLUME R, PAGE 535
D.R.T.C.T.

N 30°23'19" E 58.30'
S 30°23'19" W 403.01'

ALLEY

LOT 1
XTO ENERGY INC
COUNTY CLERK'S
DOCUMENT NUMBER
D207294521
LOT 2 D.R.T.C.T.
BLOCK 1
HEMPHILL HEIGHTS
ADDITION LOT 3
VOLUME 106, PAGE 109
P.R.T.C.T.

N 89°26'50" E 141.59'

RAMSEY STREET
(50' WIDTH RIGHT-OF-WAY)
0.180 ACRES
7,829 SQUARE FEET

LOT 1 LOT 2 LOT 3 LOT 4
BLOCK 2
HEMPHILL HEIGHTS ADDITION
VOLUME 106, PAGE 109
P.R.T.C.T.
XTO ENERGY INC
COUNTY CLERK'S DOCUMENT NUMBER
D207294521
D.R.T.C.T.

FOUND 5/8"
IRON ROD
(C.M.)

S 00°33'10" E 50.00'

S 89°26'50" W 60.10'

JENNINGS AVENUE
(60' WIDTH RIGHT-OF-WAY)

FOUND 5/8"
IRON ROD
(C.M.)

BLOCK 5
HEMPHILL HEIGHTS ADDITION
VOLUME 106, PAGE 109
P.R.T.C.T.

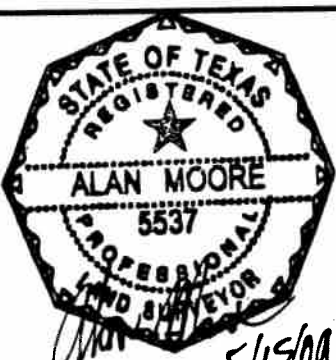
J.N. ELLIS SURVEY
ABSTRACT NUMBER 463

BLOCK 6
HEMPHILL HEIGHTS ADDITION
VOLUME 106, PAGE 109
P.R.T.C.T.

RAMSEY STREET
(50' WIDTH RIGHT-OF-WAY)

PAGE STREET
(50' WIDTH RIGHT-OF-WAY)

Page 2 of 2



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May, 2009

STREET VACATION
RAMSEY STREET
HEMPHILL HEIGHTS ADDITION
VOLUME 106, PAGE 109
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

2009229-13

EXHIBIT

METES AND BOUNDS DESCRIPTION

VA-009-020

BEING a 0.262 acre tract of land situated in the City of Fort Worth, Tarrant County, Texas, in the J. N. Ellis Survey, Abstract Number 463, being part of Ramsey Street (50 feet wide) as shown on the plat of Hemphill Heights Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 106, Page 109 of the Plat Records of Tarrant County, Texas, said 0.262 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch found iron rod at the intersection of the east right-of-way line of Jennings Avenue (60 feet wide) with the south right-of-way line of said Ramsey Street, for the northwest corner of Lot 1, Block 5, said Hemphill Heights Addition, from which a 5/8 inch found iron rod in the east right-of-way line of said Jennings Avenue bears South 00 degrees 33 minutes 10 seconds East, a distance of 140.04 feet;

THENCE North 00 degrees 33 minutes 10 seconds West, along the east right-of-way line of said Jennings Avenue, a distance of 50.00 feet to the intersection of the east right-of-way line of said Jennings Avenue with the north right-of-way line of said Ramsey Street, said point being the southwest corner of Lot 3, Block 6, said Hemphill Heights Addition;

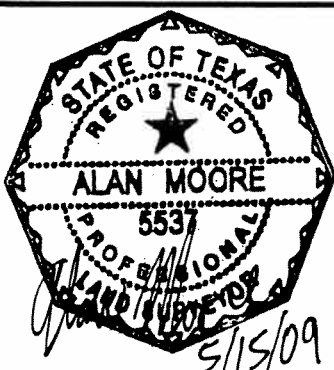
THENCE North 89 degrees 26 minutes 50 seconds East, along the north right-of-way line of said Ramsey Street and the south line of said Lot 3, Block 6, Hemphill Heights Addition, a distance of 224.37 feet to the intersection of the north right-of-way line of said Ramsey Street with the westerly right-of-way line of an alley (12 feet wide) as shown on said plat of Hemphill Heights Addition, said point being the beginning of a circular curve to the left, having a radius of 1,697.35 feet and whose chord bears South 09 degrees 59 minutes 16 seconds East, a distance of 50.69 feet;

THENCE Southeasterly, along the westerly right-of-way line of said 12 foot wide alley and along said circular curve to the left, through a central angle of 01 degree 42 minutes 40 seconds and an arc distance of 50.69 feet to the intersection of the westerly right-of-way line of said 12 foot wide alley with the south right-of-way line of said Ramsey Street, said point being the northeasterly corner of Lot 5, Block 5, said Hemphill Heights Addition;

THENCE South 89 degrees 26 minutes 50 seconds West, along the south right-of-way line of said Ramsey Street and along the north line of said Block 5, Hemphill Heights Addition, at a distance of 182.67 feet, pass a 5/8 inch found iron rod for the common north corner of Lot 2 and Lot 1, said Block 5, Hemphill Heights Addition, in all a total distance of 232.67 feet to the POINT OF BEGINNING and containing a computed area of 0.262 acres (11,420 square feet) of land.

NOTE: The bearings recited herein are based upon the Texas Coordinate System of 1983, North Central Zone.

Page 1 of 2



DUNAWAY

1601 Merimac Circle • Suite 100 • Fort Worth, TX 76107
Tel: 817-336-1121 • Fax: 817-336-7437

A plat of even date accompanies
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May, 2009

STREET VACATION

RAMSEY STREET
HEMPHILL HEIGHTS ADDITION
VOLUME 106, PAGE 109

CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

2009229-13

EXHIBIT

VA-009-020



SCALE : 1" = 60'

UNION PACIFIC
VOLUME 1601, PAGE 487
D.R.T.C.T.

**J.N. ELLIS SURVEY
ABSTRACT NUMBER 463**

GN&SF RAILWAY
COMPANY
VOLUME R, PAGE 535
D.R.T.C.T.

BLOCK 1
HEMPHILL HEIGHTS
ADDITION
VOLUME 106, PAGE 109
P.R.T.C.T.

XTO ENERGY INC
COUNTY CLERK'S DOCUMENT NUMBER
D207294521
D.R.T.C.T.

LOT 2

BLOCK 6
HEMPHILL HEIGHTS ADDITION
VOLUME 106, PAGE 109
P.R.T.C.T.

$\Delta=01^{\circ}42'40''$
 $R=1,697.35'$
 $L=50.69'$
 $CH=S09^{\circ}59'16''E$
 $50.69'$

LOT 3

N $89^{\circ}26'50''$ E 224.37'

RAMSEY STREET
(50' WIDTH RIGHT-OF-WAY)

JENNINGS AVENUE
(60' WIDTH RIGHT-OF-WAY)
N $00^{\circ}33'10''$ W
50.00'

0.262 ACRES
11,420 SQUARE FEET

RAMSEY STREET
(50' WIDTH RIGHT-OF-WAY)

ALLEY

182.67'

POINT OF
BEGINNING
FOUND 5/8"
IRON ROD
(C.M.)

BLOCK 2
HEMPHILL HEIGHTS ADDITION
VOLUME 106, PAGE 109
P.R.T.C.T.

LOT 1

FOUND 5/8"
IRON ROD

LOT 2

S $89^{\circ}26'50''$ W 232.67'

LOT 3

LOT 4

LOT 5

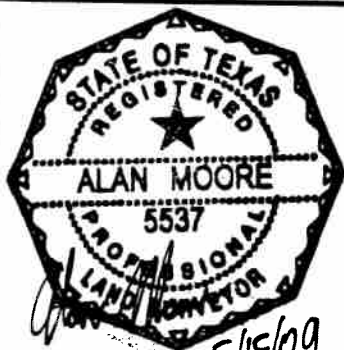
BLOCK 5
HEMPHILL HEIGHTS ADDITION
VOLUME 106, PAGE 109
P.R.T.C.T.

XTO ENERGY INC
COUNTY CLERK'S DOCUMENT NUMBER
D207294521
D.R.T.C.T.

S $00^{\circ}33'10''$ E 140.04'

FOUND 5/8"
IRON ROD
(C.M.)

Page 2 of 2



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VOLUME 106, PAGE 109

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